

Approved \_\_\_\_\_ Mayor

Veto \_\_\_\_\_

Override \_\_\_\_\_

**DRAFT of March 7, 2006**

Agenda Item No. \_\_\_\_\_

Page 1

ORDINANCE NO. \_\_\_\_\_

ORDINANCE RELATING TO ZONING AND  
OTHER LAND DEVELOPMENT REGULATIONS;  
PROVIDING FOR THE LEISURE CITY  
COMMUNITY URBAN CENTER DISTRICT;  
CREATING SECTIONS 33-284.99.23 THROUGH 33-  
284.99.29 OF THE CODE OF MIAMI-DADE  
COUNTY (CODE); PROVIDING SEVERABILITY,  
INCLUSION IN THE CODE AND AN EFFECTIVE  
DATE

**BE IT ORDAINED BY THE BOARD OF COUNTY**

**COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:**

Section 1. Section 33-284.99.23 of the Code of Miami-Dade County, Florida is  
hereby created as follows:<sup>1</sup>

>>ARTICLE XXXIII (P)

LEISURE CITY COMMUNITY URBAN CENTER DISTRICT (LCUCD)

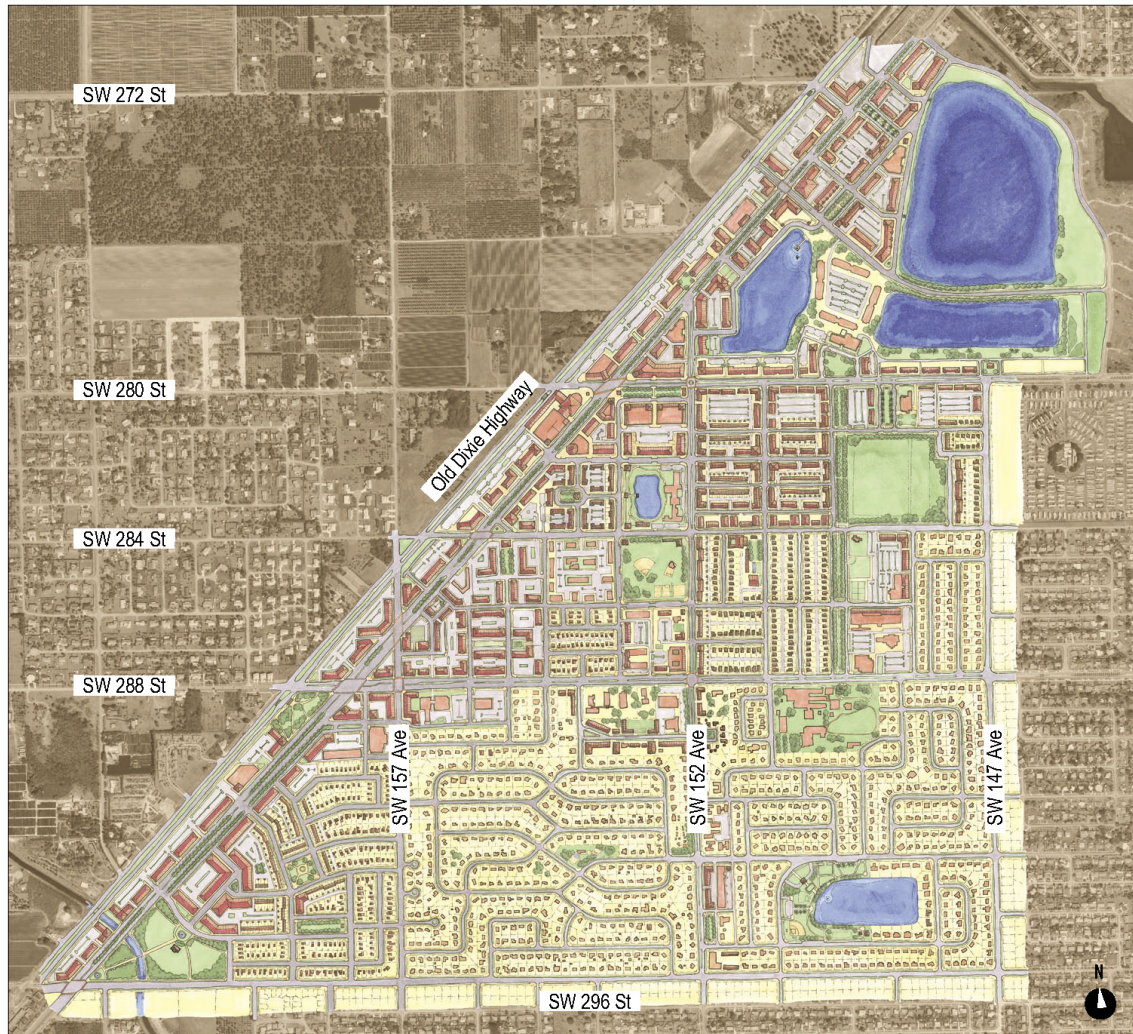
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<sup>1</sup> Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Sec. 33-284.99.23 Purpose, intent and applicability.





- A. The regulations contained in this chapter and Chapter 18A, Landscape Code, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein.
- B. The Illustrative Master Plan (Figure 1), illustrates the citizens' vision and may be used to interpret this article. Where the Illustrative Master Plan conflicts with the text of this article, the text shall govern.
- C. The boundaries shown in Figure 1 shall constitute the Leisure City CUC boundary plan and are generally described as follows: from the intersection of SW 296 Street and SW 147 Avenue north along the centerline of SW 147 Avenue to the centerline of SW 280 Street then west along the centerline of SW 280 Street to the centerline of SW 152 Avenue then north along the centerline of SW 152 Avenue to TND northern boundary... check TND legal...then follow TND and lake then north to the C103N Canal southern right-of-way then west northwest along southern right-of-way of the C103N Canal to the eastern right-of-way of the South Miami-Dade Busway then south southwest along the eastern right-of-way the South Miami-Dade Busway to the centerline of SW 296 Street then east along the centerline of SW 296 Street to the centerline of SW 147 Avenue (the point of beginning).
- D. Full scale maps of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures in this article, are on file with the Miami-Dade Department of Planning and Zoning.
- E. No provision in this article shall be applicable to any property lying outside the boundaries of the LCUCD as described herein. No property lying within the boundaries of the LCUCD shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to LCUCD has been heard and approved in accordance with the provisions of this chapter.

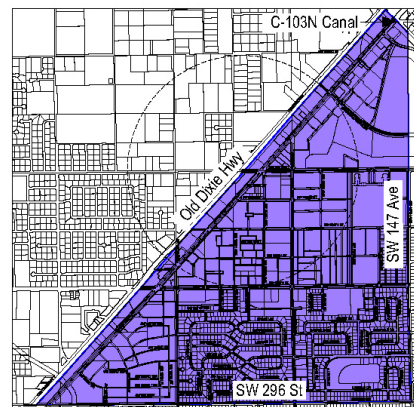
Figure 1: Illustrative Master Plan



ILLUSTRATIVE PLAN

KEY

-  Proposed Buildings
-  Existing Buildings
-  CUC Circle
-  Charrette Study Area Boundary



STUDY AREA BOUNDARY PLAN

Section 2. Section 33-284.99.24 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Sec. 33-284.99.24. Leisure City Community Urban Center District (LCUCD) Requirements.

Except as provided herein, all developments within the LCUCD shall comply with the requirements provided in Article XXXIII(K), Standard Urban Center District Regulations, of this code.<<

Section 3. Sec. 33-284.99.25 of the Code of Miami-Dade County, Florida, is hereby created as follows:

>>Sec. 33-284.25. Uses.

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the NCUC shall comply with Section 33-284.83 of this code,

A. Permitted Uses. In addition to the uses provided in Section 33-284.83(A), the following shall be permitted:

1. Industrial uses. The following uses shall be permitted in the Industrial District (ID) area. These uses shall be allowed in conformance with the Land Use Regulating Plan and the Street Type Development Parameters.

a. all uses permitted in the IU-1 zoning district

c. the following uses shall be permitted:

1. In the Core Sub-district, MC uses at a maximum density of 52 units per net acre or at a maximum density of 60 units per net acre with the purchase of the appropriate number of Severable Use Rights pursuant to Sections 33B-41 to 33B-47 of this code.

2. In the Center Sub-district, MC uses at a maximum density of 36 units per net acre.

3. Live-work units as provided in section 33-284.83(A)(4)(b)



2. Institutional uses. The following uses are permitted in the Institutional (I) area in accordance with the Land Use Regulating Plan and the Street Types Development Parameters:

- a. civic uses in accordance with the Street Types Development Parameters.
- b. for properties located between SW 288 and SW 289 Streets, R uses with a maximum density of 6 units per net acre. <<

3. Conditionally Permitted Uses. Notwithstanding the provisions of Section 33-284.83 (B), only the following conditional uses shall be permitted subject to the administrative approval of a site plan, pursuant to Section 33-284.88 of this code.

- a. Liquor package stores shall be permitted only in the Core Sub-district and only in compliance with all applicable regulations of this code.<<

Section 4. Sec. 33-284.99.26 of the Code of Miami-Dade County, Florida, is hereby created as follows:

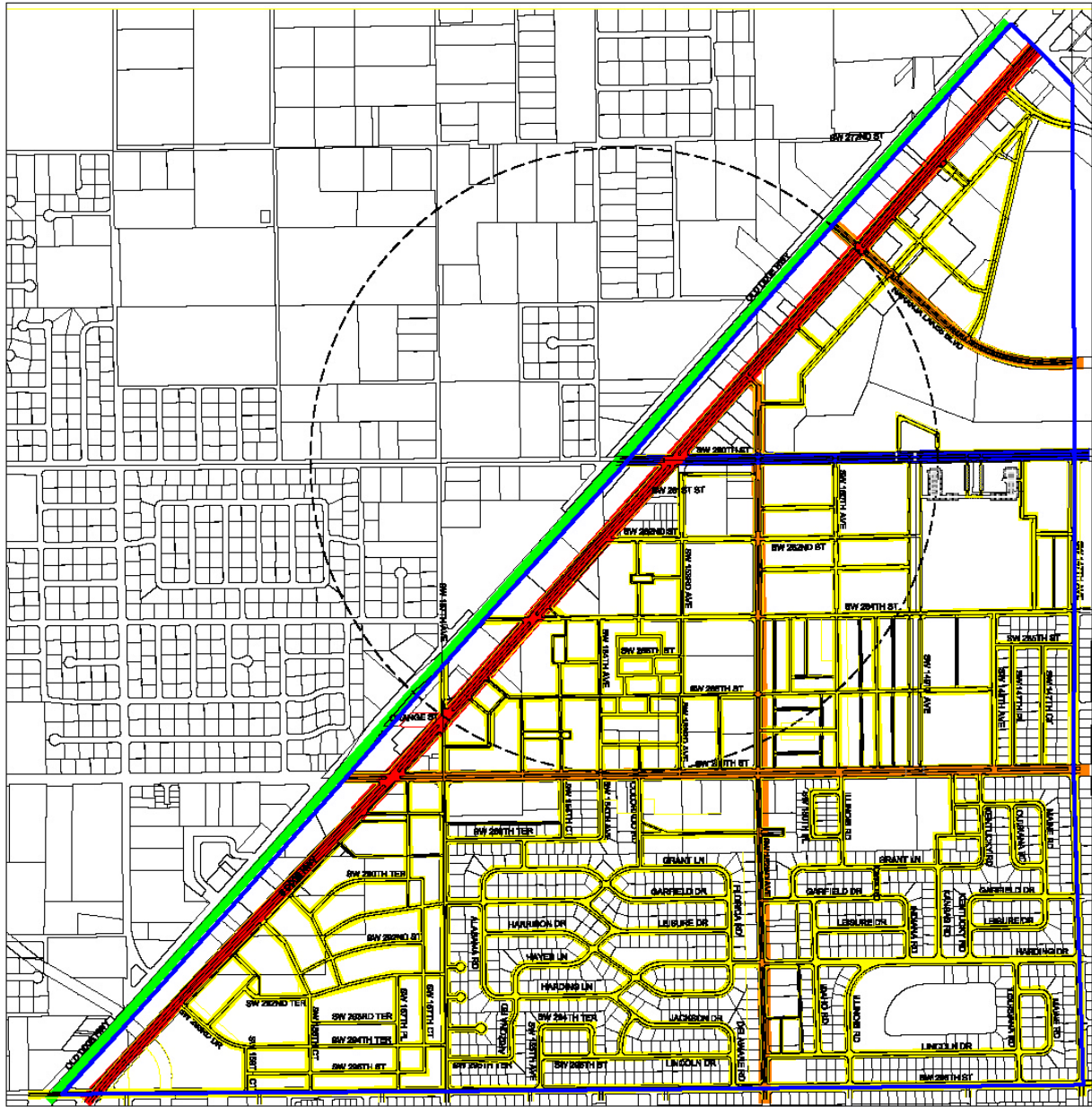
>>Sec. 33-284.26. Regulating Plans.

The Regulating Plans consist of the following controlling plans as defined and graphically depicted in this section.

- A. The Street Types Plan establishes a hierarchy of street types in existing and future locations that shall be provided and shown in all development plans. The five (5) Street Types and the hierarchy of streets (from most important to least important in accommodating pedestrian traffic) are U.S. 1, Boulevard, Main Street, Minor Street, and Service Road.
- B. The Sub-districts Plan delineates three (3) sub-districts: the Core, Center and Edge. These sub-districts regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.
- C. The Land Use Plan delineates the areas where specified land uses and development of various types and intensities will be permitted.
- D. The Building Heights Plan establishes the minimum and maximum allowable number of floors.

- E. The Designated Open Space Plan designates open spaces, which shall be shown in all development plans. The designated open spaces are controlled by anchor points.
- F. The New Streets Plan shows the location and the number of new streets needed to create the prescribed network of streets within the LCUC District. All new A streets are required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in section 33-284.86(F) of this code.
- G. The Bike Route Plan depicts the designated bike routes, which shall be shown in all development plans.

A. Street Types Plan








STREET TYPES

KEY

- █ U.S. Highway 1
- █ South Miami Dade Busway
- █ Main Street: SW 280th St
- █ Boulevard
- █ Minor Street
- █ Service Roads
- Core/Center Sub-district (required)
- CUC Circle
- █ Charrette Study Area Boundary



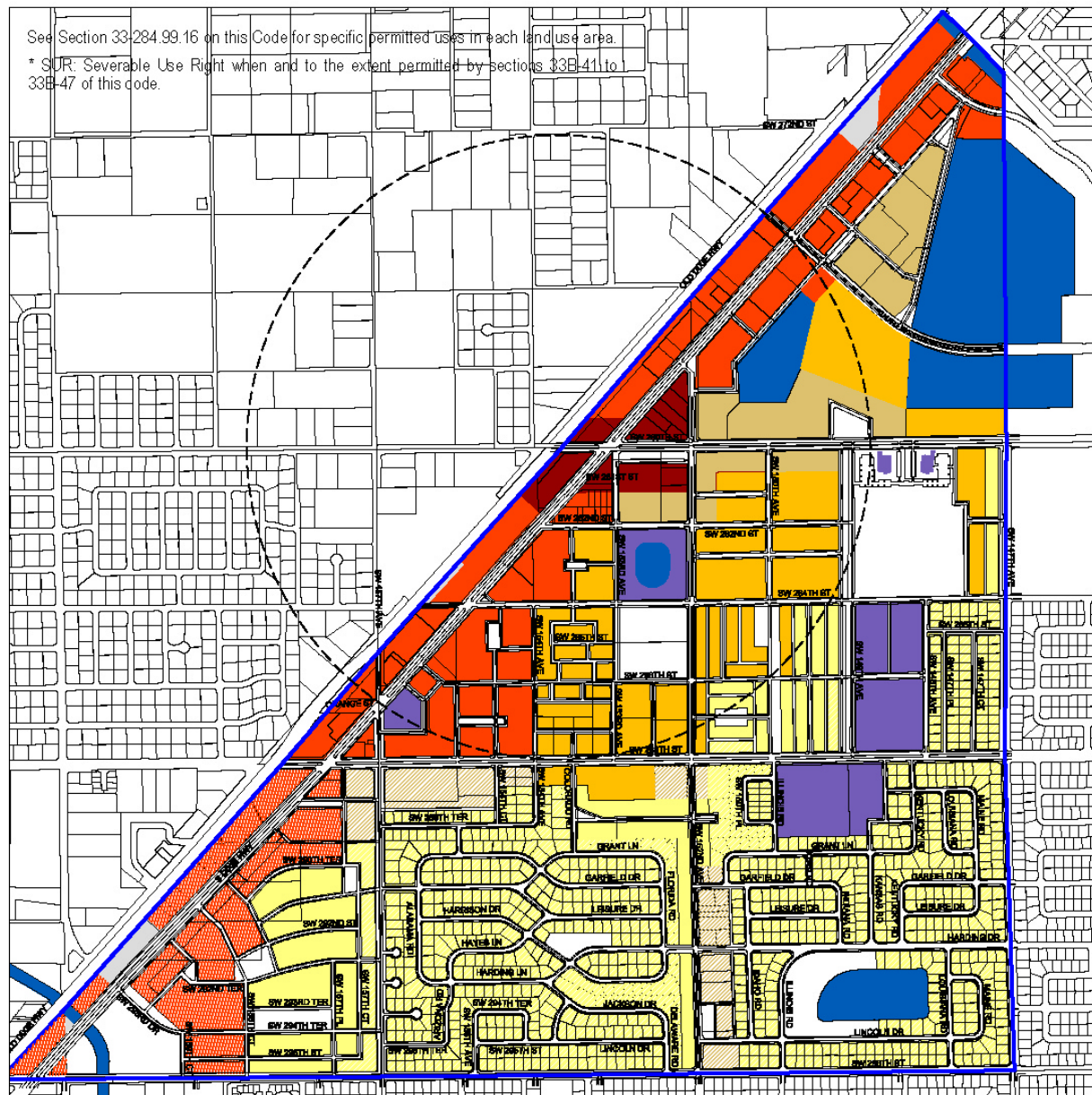
## KEY

-  Core Sub-District  
 Center Sub-District  
 Edge Sub-District  
 CUC Circle  
 Charrette Study Area Boundary

















### C. Land Use Plan



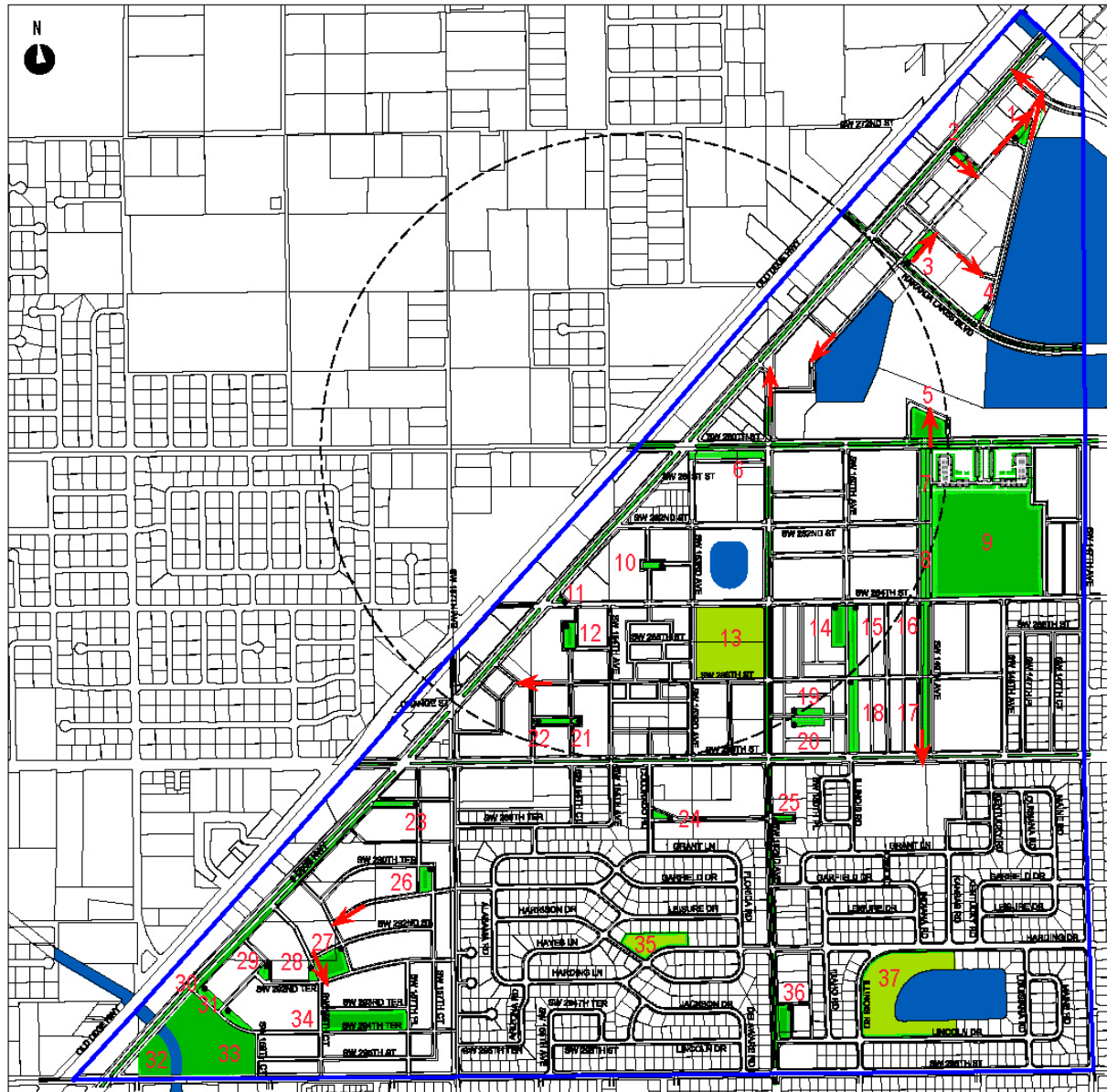
## Land Uses

## KEY

- |   |   |   |   |
|---|---|---|---|
|  | MM: Mixed-use Main Street: <i>1st floor</i> -businesses, professional offices, civic, education and government offices; <i>2nd floor and above</i> -residential (Min. 12 units/acre net, Max. 52 units/acre net or Max. 60 units/acre net with the use of SUR*) |  | RM: Residential Modified: Rowhouse, and small apartments (Min. 12 units/acre net, Max. 36 units/acre net)   |
|  | MC: Mixed-use Corridor: residential, businesses, professional offices, civic, education and government offices (Max. 52 units/acre net or Max. 60 units/acre net with the use of SUR*)  |  | R: Residential: Single family detached dwellings (Max. 6 units/acre net)  |
|  | MC: Mixed-use Corridor: residential, businesses, professional offices, civic, education and government offices (Max. 36 units/acre net)   |  | R: Residential: Single family detached, duplex and rowhouse dwellings (Min. 8 units/acre net, Max. 18 units/acre net)   |
|  | MO: Mixed-use Optional: <i>1st floor (optional)</i> -businesses, professional offices, civic, education and government offices; <i>all floors</i> -residential (Min. 12 units/acre net, Max. 52 units/acre net or Max. 60 units/acre net with the use of SUR*)  |  | ID: Industrial District: <i>In all floors and all Sub-districts</i> IU1 uses are permitted and In addition: 1. Core Sub-district: MC (Max. 52 units/acre net or Max. 60 units/acre net with the use of SUR*); 2. Center Sub-district: MC (Max. 36 units/acre net); 3. Live-work units |
|  | MO: Mixed-use Optional: <i>1st floor (optional)</i> -businesses, professional offices, civic, education and government offices; <i>all floors</i> -residential (Min. 12 units/acre net, Max. 36 units/acre net)   |  | I: Institutional: Civic, education and government offices and residential as per Sec 33-284.99.16 A.5 of this Code.   |
|   |   |  | CUC Circle  |
|   |   |  | Charrette Study Area Boundary   |

Note: Where a proposed development abuts a single family detached dwelling, the height of the proposed development along the abutting property line, for a minimum depth of 50 feet shall be no greater than the minimum height allowed in the area to be developed. (See Sec. 33-284.99.19 A of this Code)

E. Designated Open Space Plan



Designated Open Space

KEY

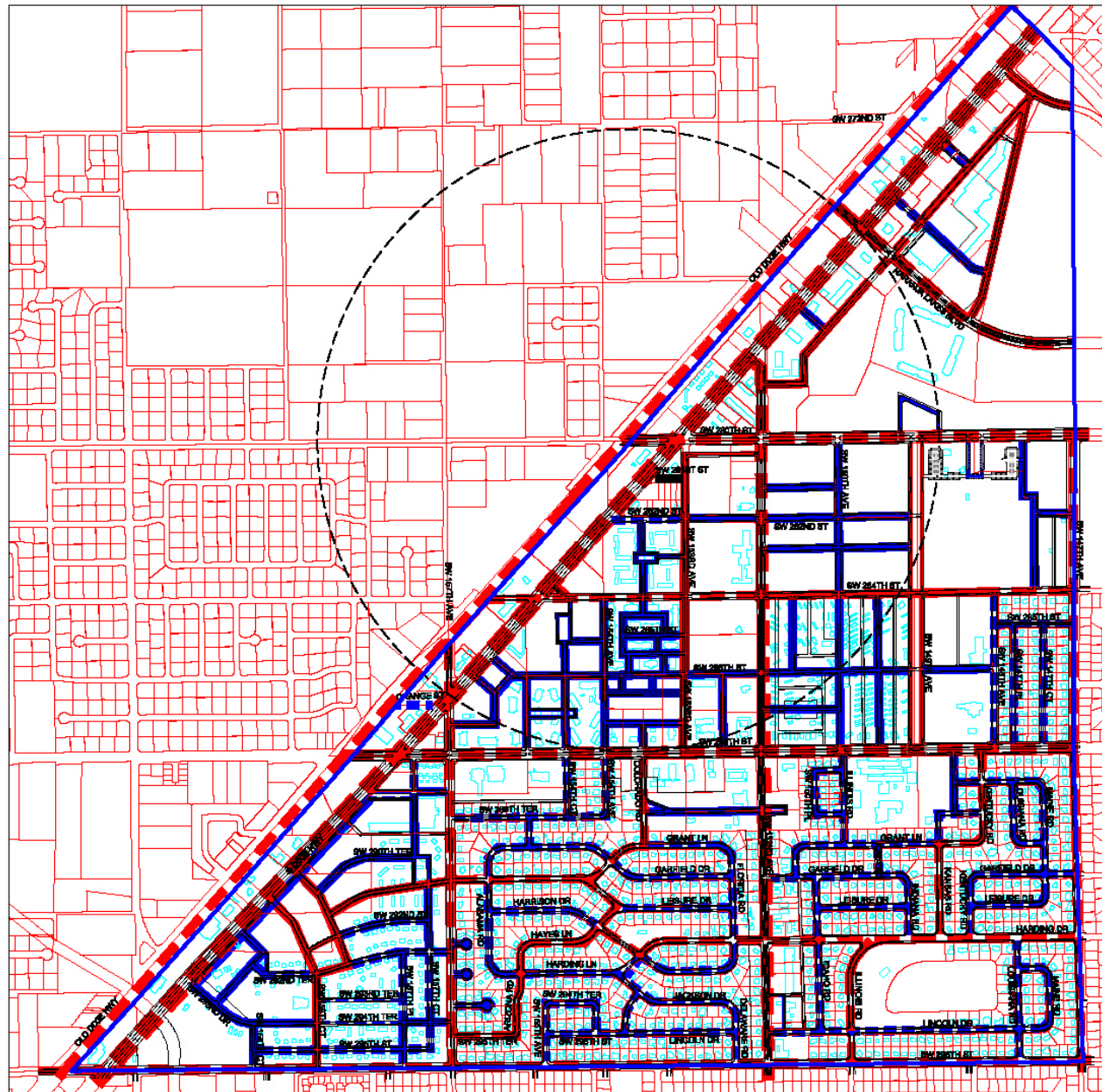
- Existing Parks
- Designated Open Space: G: Green; S: Square; P: Plaza
- Existing Water Bodies
- Street Vista
- Anchor Point
- CUC Circle
- Charrette Study Area Boundary

No	Type	Area (sf)	No	Type	Area (sf)	No	Type	Area (sf)
1.	P	11,000	15.	G	35,500	29.	G	5,600
2.	S	6,900	16.	G	50,000	30.	G	13,000
3.	S	8,800	17.	G	7,400	31.	G	12,600
4.	S	3,300	18.	G	1,100	32.	G	68,000
5.	G	Future	19.	G	10,300	33.	G	321,700
6.	S	24,200	20.	G	13,400	34.	G	103,000
7.	S	49,400	21.	G	38,300	35.	G	Existing
8.	G	50,400	22.	G	50,600	36.	G	27,300
9.	G	Future	23.	G	7,000	37.	G	Existing
10.	S	4,700	24.	G	3,800			
11.	S	1,200	25.	G	3,100			
12.	G	14,900	26.	G	16,100			
13.	G	Existing	27.	G	45,600			
14.	G	35,000 sqft	28.	G	4,200			

The open space shall provide the general square footage shown in this Designated Open Space Plan.



F. New Street Dedications Plan



New Streets

KEY

- New "A" Streets
- - - Existing "A" Streets
- New "B" Streets
- - - Existing "B" Streets
- Property Ownership Pattern
- CUC Circle
- Charrette Study Area Boundary





## G. Bike Route Plan



### Bike Routes

#### KEY

- South Dade Trail (Park and Recreation Greenway Plan)
- Signage designating the above shown streets/ corridors as bike routes shall be provided where appropriate.
- - - CUC Circle
- Charrette Study Area Boundary



Section 5. Section 33-284.99.27 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Sec. 33-284.99.27. Building Placement and Street Type Development Parameters

- A. All new development and redevelopment within the LCUCD shall comply with the Building Placement and Design Parameters as provided in section 33-284.85 of this code.
- B. All new development and redevelopment within the LCUCD shall comply with the Street Type Parameters as provided herein:

<b><u>Street type</u></b>	<b><u>Minimum Required Configuration</u></b>
<u>U. S. 1</u>	<u>As provided herein</u>
<u>Main Street</u>	<u>As provided herein</u>
<u>Boulevard</u>	<u>As provided in section 33-284.85</u>
<u>Minor Street</u>	<u>As provided herein or in section 33-284.85</u>
<u>Service Road</u>	<u>As provided in section 33-284.85</u>
<u>Pedestrian Passage</u>	<u>As provided in section 33-284.85</u>

Sec. 33-284.70. Building Placement and Street Type Development Parameters

- A. All new development and redevelopment within the LCUCD shall comply with the Building Placement and Design Parameters as provided in Section 33-284.85 of this code.
- B. All new development and redevelopment within the LCUCD shall comply with the Street Type Development Parameters as provided herein:

<b><u>Street type</u></b>	<b><u>Minimum Required Configuration</u></b>
	<b><u>Core/Center/Edge</u></b>
<u>U.S. 1</u>	<u>As provided in this section</u>
<u>Main Street</u>	<u>As provided in this section</u>
<u>Boulevard</u>	<u>As provided in section 33-284.85</u>
<u>Minor Street</u>	<u>As provided in section 33-284.85</u>
<u>Service Road</u>	<u>As provided in section 33-284.85</u>
<u>Pedestrian Passage</u>	<u>As provided in section 33-284.85</u>

**DRAFT**

C. Unless otherwise provided by the Building Placement and Design Parameters in section 33-284.85 of this code, the following front and side street setbacks shall be required within the LCUCD:

<b><u>Street type</u></b>	<b><u>Required Setback</u></b>					
	<u>Core</u>		<u>Center</u>		<u>Edge</u>	
	<u>Front</u>	<u>Side</u>	<u>Front</u>	<u>Side</u>	<u>Front</u>	<u>Side</u>
<u>U.S. 1</u>	<u>0' * or 10'</u>	<u>0'</u>	<u>10' or 15'</u>	<u>0' or 6'</u>	<u>N/A</u>	<u>N/A</u>
<u>Main Street</u>	<u>0' *</u>	<u>0'</u>	<u>10'</u> <u>***</u>	<u>0' or 6'</u>	<u>N/A</u>	<u>N/A</u>
<u>Boulevard</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>
<u>Minor Street</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>
<u>Service Road</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>
<u>Pedestrian Passage</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>

**Note:** N/A not applicable

\* colonnades required

\*\* as provided in Section 33-284.85 of this code

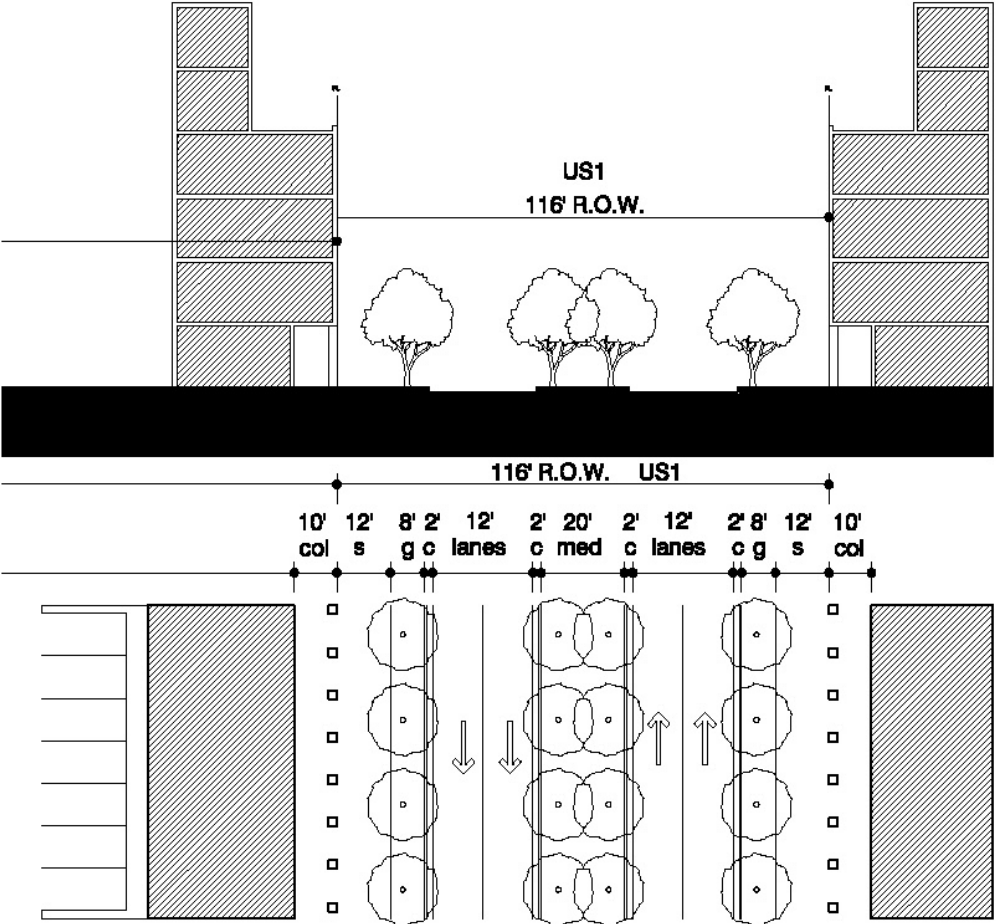
\*\*\* if a colonnade is provided the front setback shall be 0'

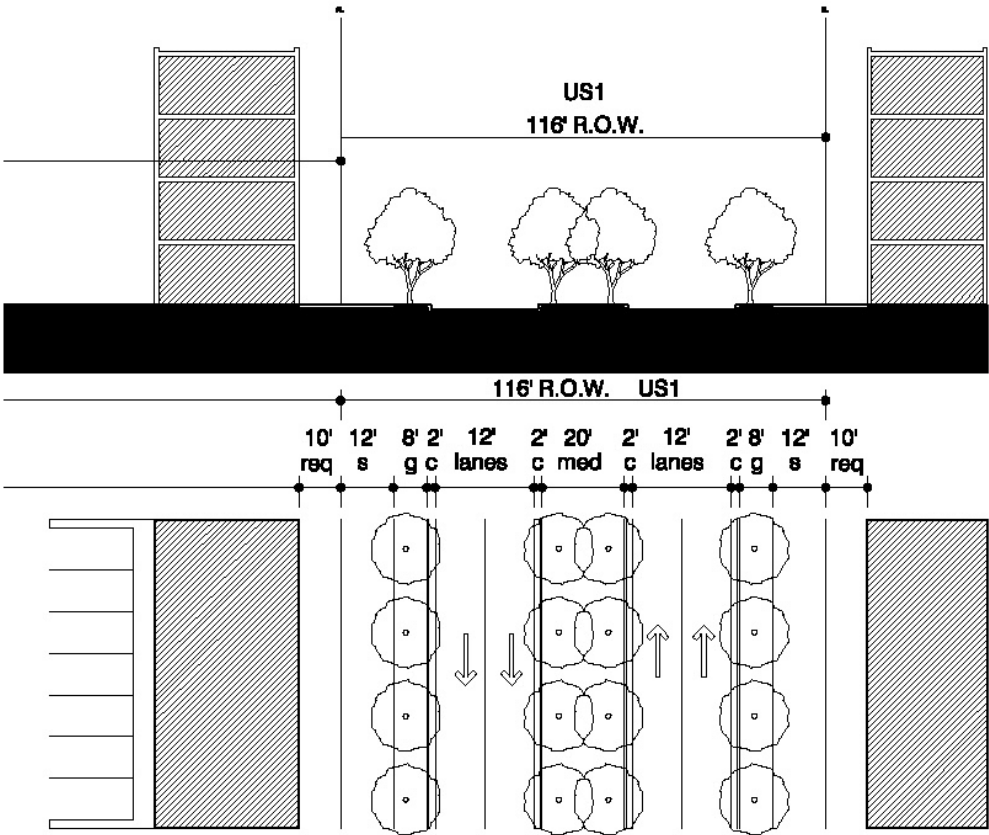
<div style="text-align: center;"> <b>MAIN STREET (SW 280 ST)</b>  <b>CORE (Between US1 and SW 152 Ave)</b> </div>	
<b>STREET SECTION</b>  <b>Key:</b> s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade setb.: Setback PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication  --- Property Line	
<b>LANDSCAPE/ OPEN SPACE</b>	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees along the sidewalk in front of colonnade only are optional and if provided, shall be planted in 5'x5' tree grates.
<b>PARKING</b>	On-street parking shall count towards the minimum required parking.
<b>OTHER ELEMENTS</b>	A colonnade shall be required on both sides of the Main Street when build-to line is 0' and shall occupy the full length of the building frontage. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Main Street intersections, the median shall have a mountable curb.



<b>MAIN STREET (SW 280 ST)</b> <b>CORE (Between SW 152 Ave &amp; SW 149 Ave; US1 and Old Dixie Hwy)</b>	
<b>STREET SECTION</b>  <b>Key:</b> s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade setb.: Setback PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication  - - - - Property Line	<p>The diagram illustrates a cross-section of Main Street (SW 280 ST) with an 80' Right-of-Way (R.O.W.). The street is flanked by buildings with colonnades. The central area includes two 20' lanes separated by a 2' 8' median, with 2' green space on either side. On the outer edges, there are 10' sidewalks, 5' parking areas, and 7' colonnade widths. The diagram also shows a central palm tree, smaller trees with cars parked on the sides, and a dashed line indicating the property line.</p>
<b>LANDSCAPE/ OPEN SPACE</b>	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees along the sidewalk in front of colonnade only are optional and if provided, shall be planted in 5'x5' tree grates.
<b>PARKING</b>	On-street parking shall count towards the minimum required parking.
<b>OTHER ELEMENTS</b>	A colonnade shall be required on both sides of the Main Street when build-to line is 0' and shall occupy the full length of the building frontage. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Main Street intersections, the median shall have a mountable curb.

<div> <div>MAIN STREET (SW 280 ST)</div> <div>CORE/CENTER (Between SW 149 Ave and SW 147 Ave)</div> </div>	
<div>STREET SECTION</div> <div> <div>Key:</div> <div> <div>s: sidewalk</div> <div>g: green</div> <div>c: curb and gutter</div> <div>ln: lane</div> <div>med: median</div> <div>p: parking</div> <div>bl: bike lane</div> <div>col: colonnade</div> <div>setb.: Setback</div> <div>PL: property line</div> <div>Min: Minimum</div> <div>Max: Maximum</div> <div>Req: Required</div> <div>Ded: Dedication</div> </div> <div> <div>--- Property Line</div> </div> </div>	<p>SW 280 ST 95' R.O.W.</p> <p>6' 5' 2' 7' 20' 2' 11' 2' 20' 7' 2' 5' 6'</p> <p>S G C P LANES C MEDC LANES P C G S</p>
LANDSCAPE/ OPEN SPACE	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees shall be planted in a 5' continuous planting strip.</p>
PARKING	<p>On-street parking shall count towards the minimum required parking.</p>
OTHER ELEMENTS	<p>Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.</p> <p>On all Main Street intersections, the median shall have a mountable curb.</p>

U.S. HIGHWAY 1 CORE	
<b>STREET SECTION</b>  <b>Key:</b> s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade setb.: Setback PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication  --- Property Line	
<b>LANDSCAPE/ OPEN SPACE</b>	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' continuous landscape strip. Permanent irrigation is required.
<b>PARKING</b>	N/A
<b>OTHER ELEMENTS</b>	A colonnade shall be required on both sides of US1 when the build-to line is 0' and shall occupy the full length of the building frontage.

U.S. HIGHWAY 1 CORE/CENTER	
<b>STREET SECTION</b>  <b>Key:</b> s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade setb.: Setback PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication  --- Property Line	 <p>The diagram illustrates the street section for U.S. Highway 1 Core/Center. It shows a 116' Right-of-Way (R.O.W.) with a central 20' median (med) and two 12' lanes (ln) on each side. The total width of the travel lanes and median is 44'. The remaining 72' of the R.O.W. is divided into 12' sidewalks (s) and 8' green spaces (g) on each side. The diagram also shows a 10' required (req) setback from the property line (PL) on each side. The street is labeled 'US1' and '116' R.O.W. US1'.</p>
<b>LANDSCAPE/ OPEN SPACE</b>	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' continuous landscape strip. Permanent irrigation is required.
<b>PARKING</b>	N/A
<b>OTHER ELEMENTS</b>	The front setback shall be hard surfaced and weather protection elements provided in the building facade when the build-to line is 10' from the property line. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.



U.S. HIGHWAY 1 CENTER	
<b>STREET SECTION</b>  <b>Key:</b> s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade setb.: Setback PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication  --- Property Line	
<b>LANDSCAPE/ OPEN SPACE</b>	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' continuous landscape strip. Permanent irrigation is required.
<b>PARKING</b>	N/A
<b>OTHER ELEMENTS</b>	The front setback along US1 shall be hard surfaced and weather protection elements provided in the building facade when the build-to line is 10' from the property line. When the build-to line is 15' from the property line, the remainder 5' shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

Section 6. Section 33-284.99.28 of the Code of Miami-Dade County, Florida is hereby created as follows:

Sec. 33-284.99.28. Conflicts with other Chapters and Regulations.

This article shall govern in the event of conflicts with other zoning, subdivision, or landscape regulations of this code, or with the Miami-Dade Department of Public Works Manual of Public Works.<<

Section 7. Sec. 33-284.99.29 of the Code of Miami-Dade County, Florida, is hereby created as follows:

>>Section 33-284.99.29. Non-conforming Structures, Uses, and Occupancies.

Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal nonconforming structure, use, or occupancy in the LCUCD that either (1) was existing as of the date of the district boundary change on the property to LCUCD or (2) on or before said date, had received final site plan approval through a public hearing pursuant to this chapter or through administrative site plan review or had a valid building permit. However, any structure, use, or occupancy in the LCUCD that is discontinued for a period of at least six months, or is superseded by a lawful structure, use or occupancy permitted under this chapter, or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall be subject to Section 33-35(c) of this code. However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to Section 33-35(c) of this code.<<

Section 8. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 9. It is the intention of this Board of County Commissioners, and is hereby ordained that the provisions of this ordinance shall become and made part of the Code of Miami-Dade County, Florida. The section of this ordinance may be renumbered or relettered to accomplish such intention, and the word “ordinance” may be changed to “section”, “article” or other appropriate word.

Section 10. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:

\_\_\_\_\_

Prepared by:

\_\_\_\_\_

Dennis A. Kerbel